HOUSING NOW

Barrie CMA

Canada Mortgage and Housing Corporation

Date Released: Third Quarter 2009

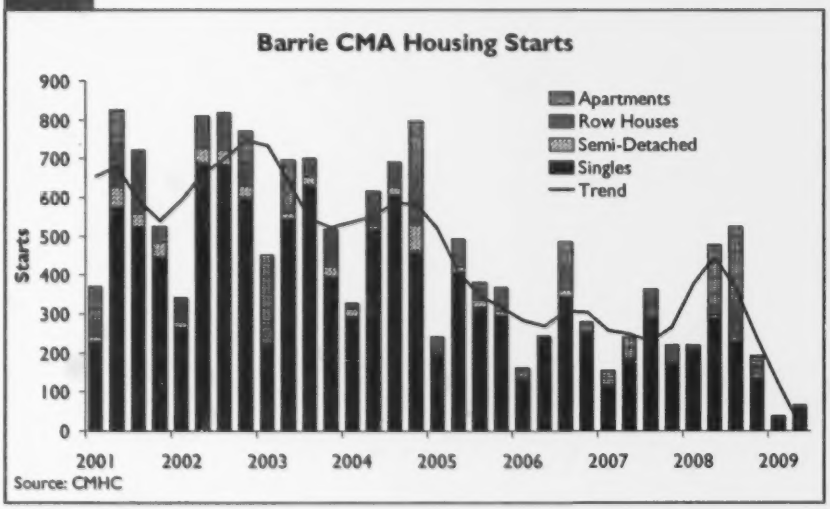
New Home Market

New Home Market Remains Fairly Flat

New home construction has remained weak, and the majority of new construction continues to centre in Barrie City. The stock of unsold homes continues to steadily decline and the average price of a new home continues to climb despite the economic adjustment.

New home construction has decreased in Barrie. Compared to the same quarter last year construction is down substantially. The slow economy continues to affect the new homes market throughout the CMA. All of its submarkets reported significant decreases in new construction year-over-year. Among the submarkets, Innisfil Town and Barrie City reported the largest decreases in new construction activity. Each region had year-over-year decreases

Figure 1



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of 89 per cent and 86 per cent respectively.

New home construction in all of Barrie's submarkets has concentrated on single-detached homes exclusively. This is different from the same period last year, when starts included a diverse mix of new homes.

Despite a larger absolute reduction in the number of new starts, Barrie City continues to account for the majority of new construction in the CMA with just over 64 per cent of all housing starts in the CMA. The suburbs, which include Innisfil Town and Springwater Township, follow recent trends and represent a sizeable proportion of new construction.

Even with the economic adjustment affecting new construction, the stock of unsold homes in Barrie is trending down. Since the end of 2007, when 260 new units remained unsold, this total has steadily decreased and in June 2009 stood at 156 units. By housing type single-detached homes have seen the steadiest decline. Inventories of unsold new apartments have started to go up slightly, as projects under construction reach completion.

Year over year the price of a newly absorbed single-detached home in Barrie has increased by just over 35 per cent. The growth in price is due to substantial year-over-year gains in Innisfil Town and Barrie City, where the supply of larger homes and less available land respectively could be factors affecting these regions' average prices.

Existing Homes Market

Sales Showing Signs of Life

New listings of existing homes have slowed while sales have picked up. The average price has increased slightly and the Sales-to-New-Listings Ratio stands at an elevated level.

New listings decreased by about five per cent, relative to the previous quarter this year. On the other hand, sales increased robustly, surpassing their level of a year ago and increasing, on a seasonally-adjusted basis about 38 per cent from the first quarter. Given the increase in sales and the decrease in new listings, the SNLR rose to 60 per cent. Despite the market tightening, the seasonally-adjusted average resale home prices increased slightly from the last quarter, settling at about $262,000.

Barrie has traditionally attracted people looking for accessible housing. First-time buyers were drawn back into the housing market in second quarter of 2009 by historically low mortgage rates. A strong recovery in the resale market brought sales higher than they had been a year earlier and prices back to just under their year ago levels. Although listings were still down from a year ago by 15 per cent, the tighter market and stabilized prices will likely begin to draw out more listings as sellers become more optimistic.

Figure 2

Barrie MLS® Sales, SAAR and Seasonally Adjusted Average Price

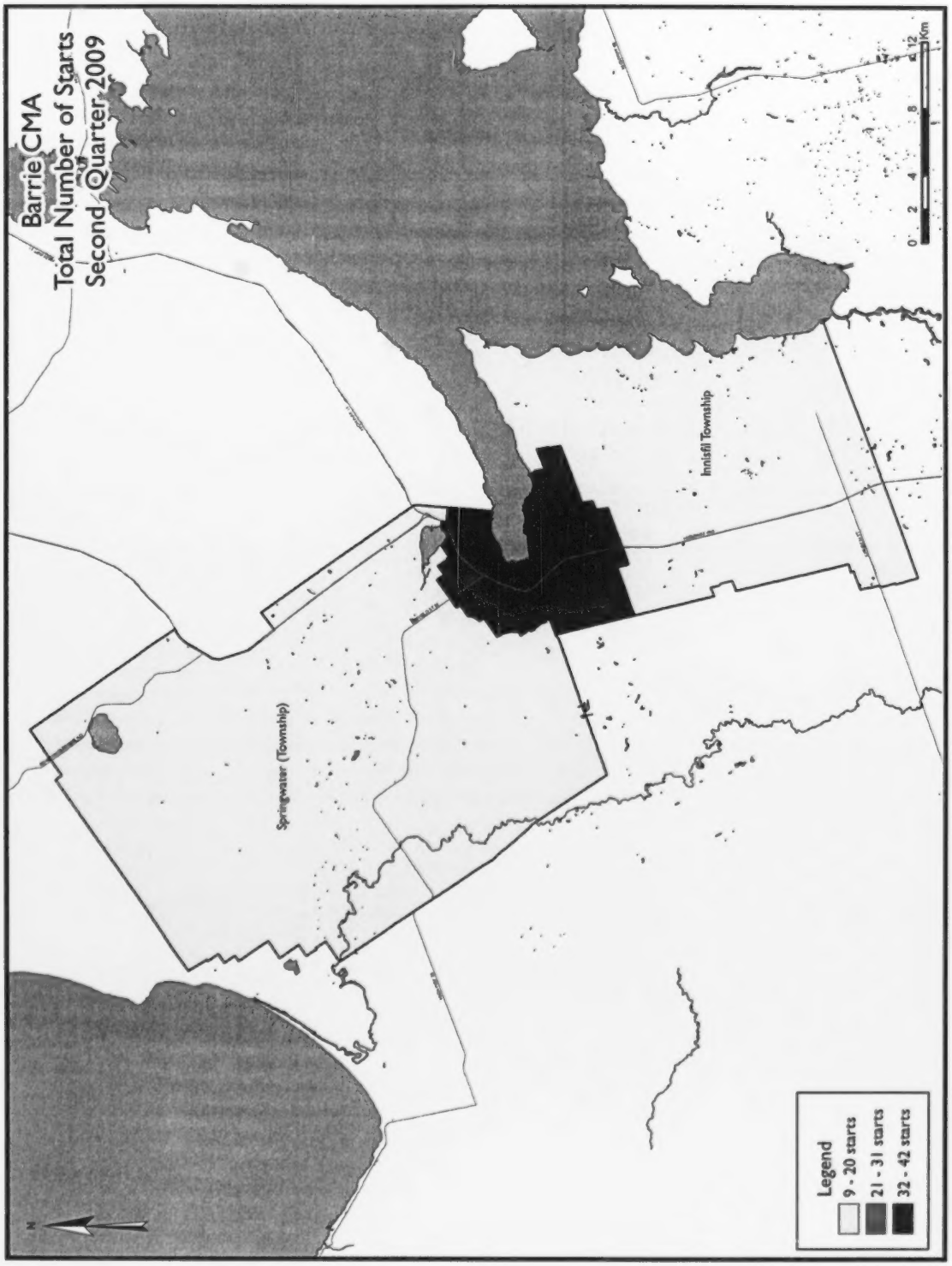
Source: CMHC adapted from CREA (MLS®)

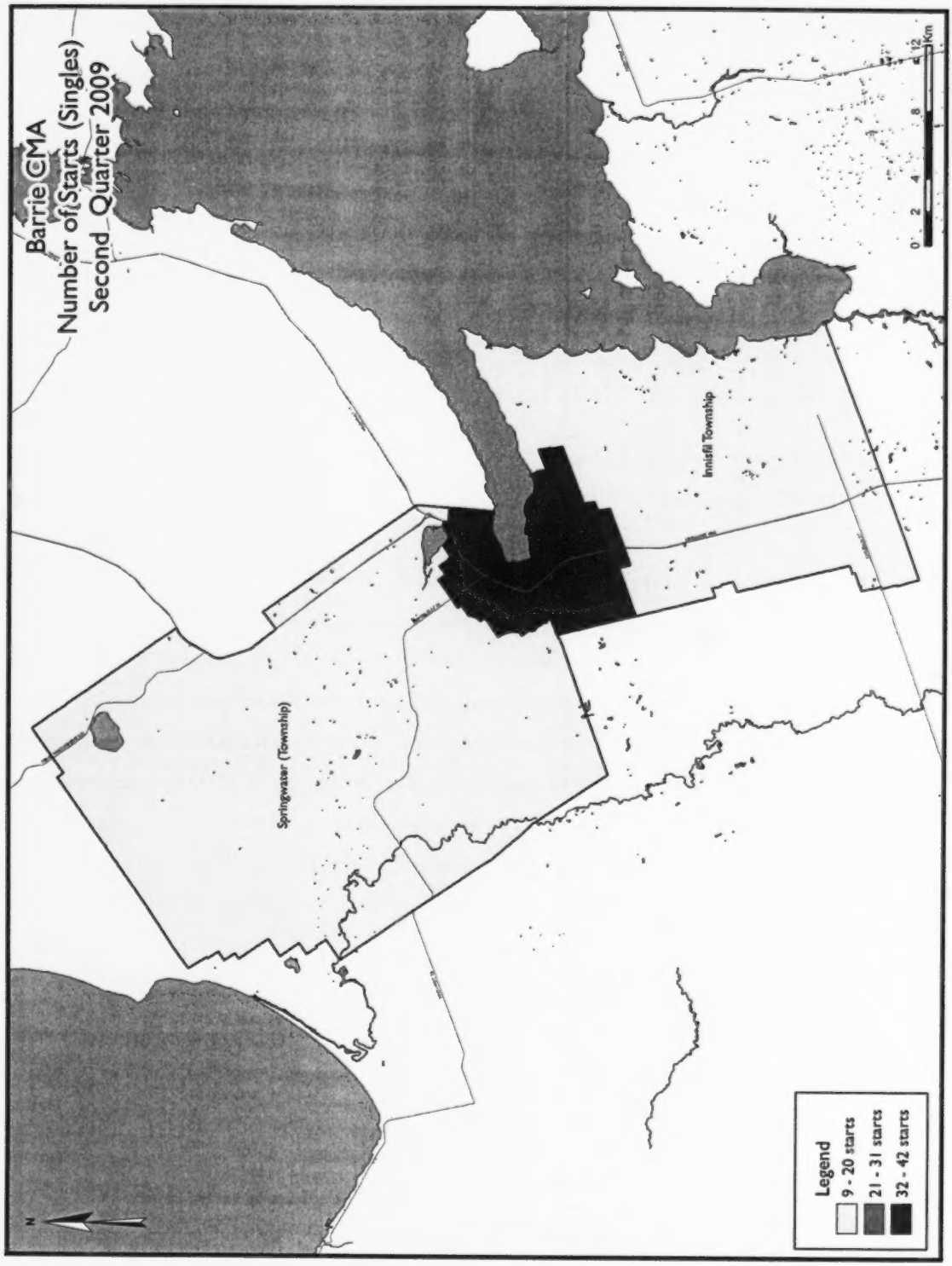
The Economy

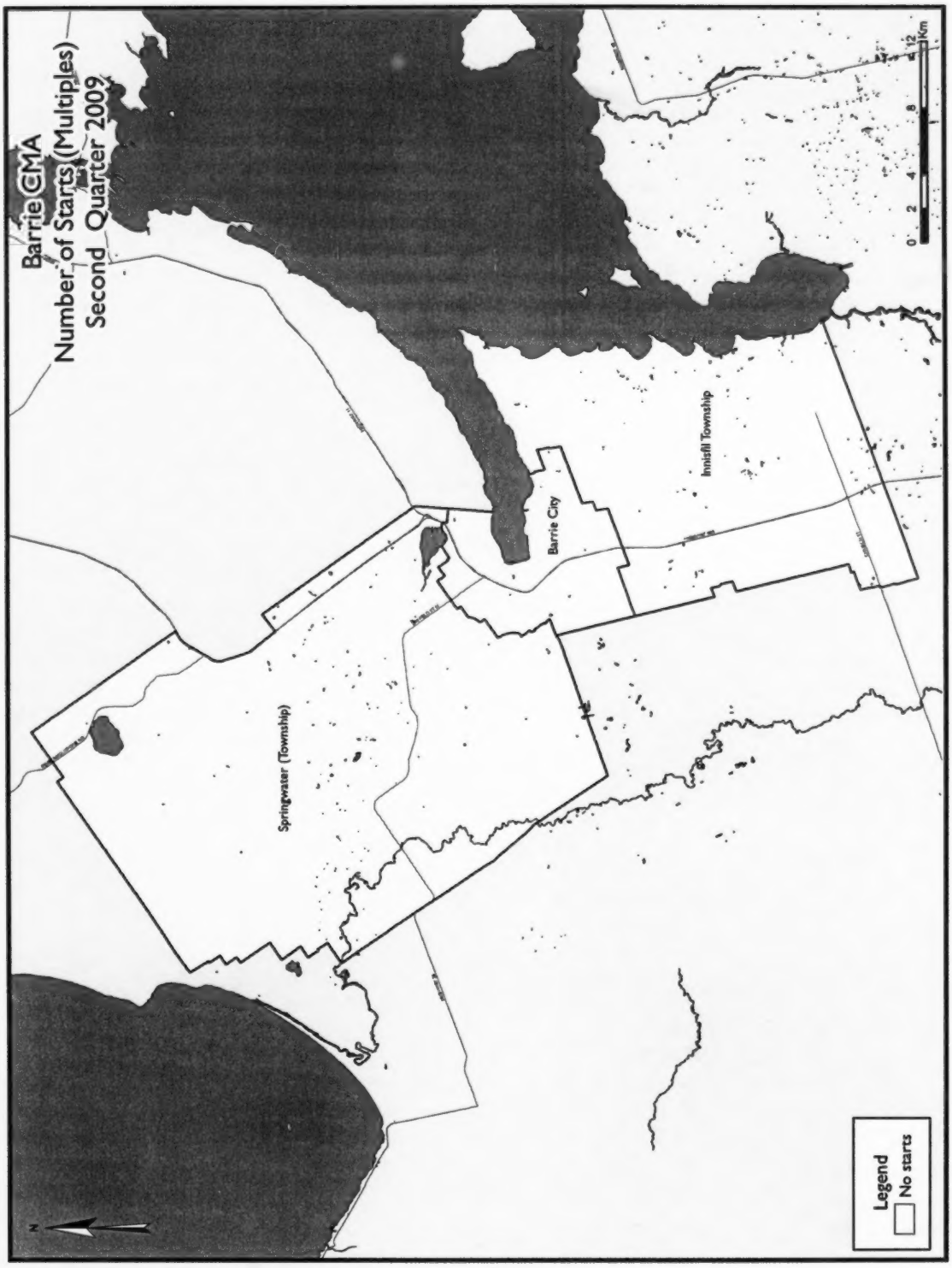
Employment Continues to Feel the Pinch

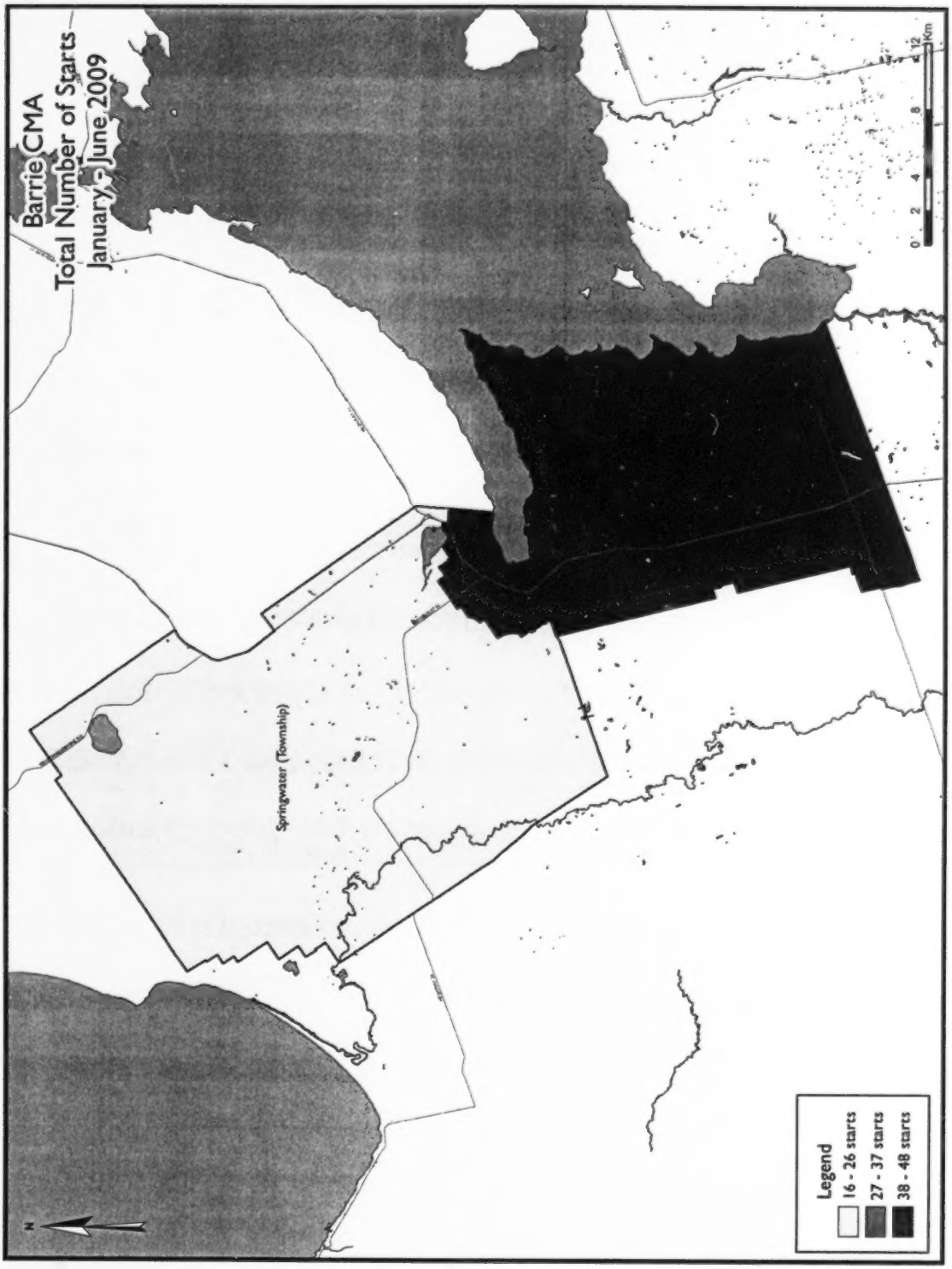
After a continuous slide since mid-2008, employment turned up slightly in June 2009. Still, at just over 86,000, it was down over 11 per cent year over year. Unlike the first quarter when mostly full-time jobs were lost, in the second quarter the drop in employment was due to decreases in both full-time and part-time employment. The pace of full-time employment losses, while still negative, slowed when compared to the previous quarter. With the number of people looking for work decreasing at a slower pace than the rate of decline in the number of people employed, the unemployment rate edged higher in the second quarter. The uptick in employment in June, however, also led to a decrease in the unemployment rate.

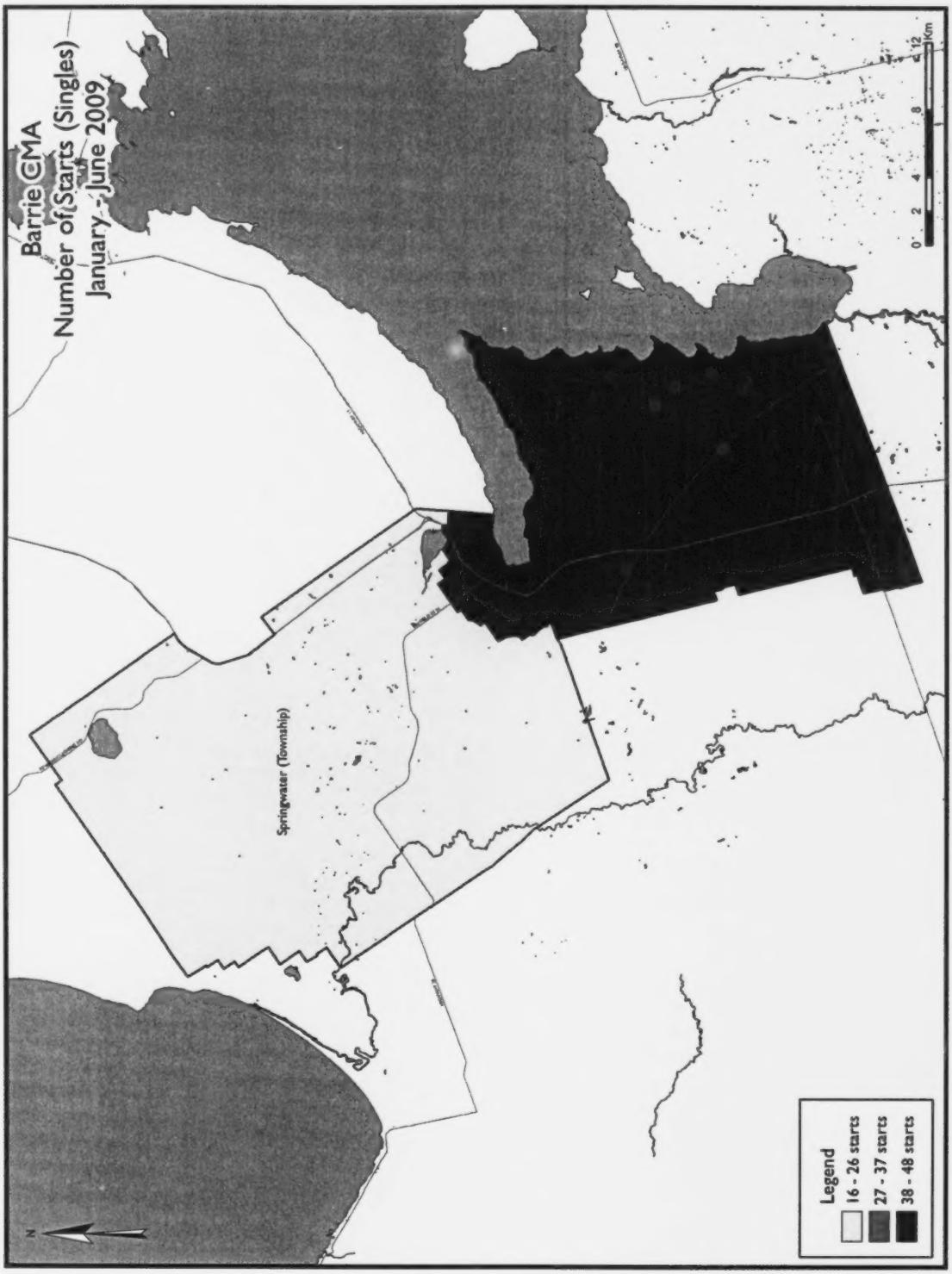
By sector, both the goods-producing and services-producing sectors continued to feel the effects of the economic adjustment, but services began to stabilize, which is a good sign for a possible recovery. Major industries that continued to lose jobs included trade, manufacturing, and transportation, while industries that were still taking on new employees or remained stable included finance and real estate and professional services.

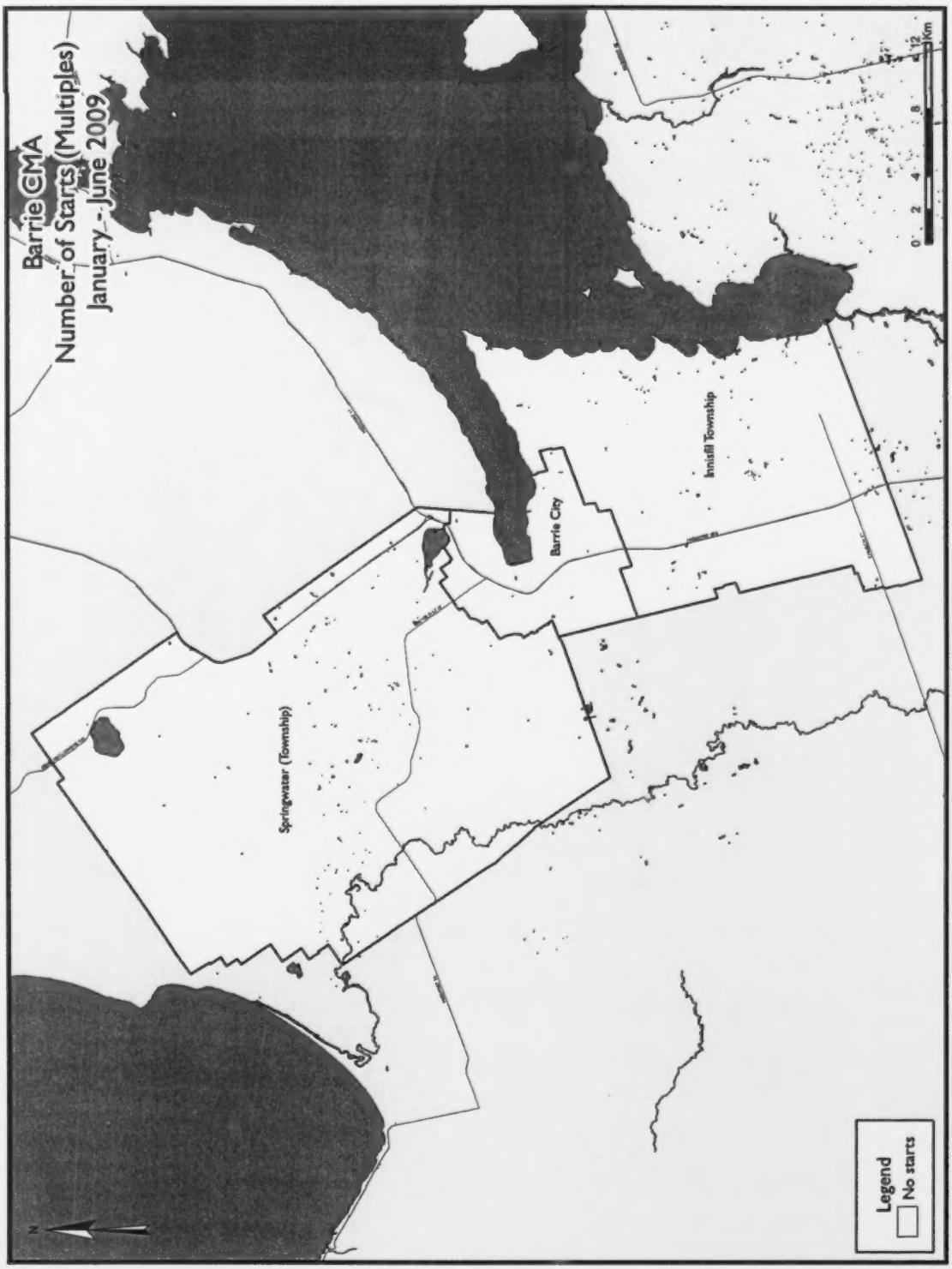

Barrie CMA
Total Number of Starts
Second Quarter 2009
Springwater (Township)
Innisfil Township
Legend
9 - 20 starts
21 - 31 starts
32 - 42 starts
0 2 4 8 12 Km
N


Barrie CMA
Number of Starts (Singles)
Second Quarter 2009
Innisfil Township
Springwater (Township)
Legend
9 - 20 starts
21 - 31 starts
32 - 42 starts
N
0 2 4 8 12 Km


Barrie CMA
Number of Starts (Multiples)
Second Quarter 2009
Springwater (Township)
Barrie City
Innisfil Township
Legend
No starts
0
2
4
8
12
Km
N


Barrie CMA
Total Number of Starts
January - June 2009
Springwater (Township)
Legend
16 - 26 starts
27 - 37 starts
38 - 48 starts
N
0
2
4
8
12
Km


Barrie CMA
Number of Starts (Singles)
January - June 2009
Springwater (Township)
Legend
16 - 26 starts
27 - 37 starts
38 - 48 starts
0
2
4
8
12
Km
N


Barrie CMA
Number of Starts (Multiples)
January - June 2009
Springwater (Township)
Barrie City
Innisfil Township
Legend
No starts
0
2
4
8
12
Km
N

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Barrie CMA
Second Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2009	66	0	0	0	0	0	0	0	66
Q2 2008	291	6	26	0	0	155	0	0	478
% Change	-77.3	-100.0	-100.0	n/a	n/a	-100.0	n/a	n/a	-86.2
Year-to-date 2009	104	0	0	0	0	0	0	0	104
Year-to-date 2008	499	6	38	0	0	155	0	0	698
% Change	-79.2	-100.0	-100.0	n/a	n/a	-100.0	n/a	n/a	-85.1
UNDER CONSTRUCTION									
Q2 2009	224	2	100	0	0	326	0	4	656
Q2 2008	407	6	92	0	0	155	0	0	660
% Change	-45.0	-66.7	8.7	n/a	n/a	110.3	n/a	n/a	-0.6
COMPLETIONS									
Q2 2009	90	0	29	0	4	0	0	6	129
Q2 2008	236	0	35	0	0	0	0	0	271
% Change	-61.9	n/a	-17.1	n/a	n/a	n/a	n/a	n/a	-52.4
Year-to-date 2009	186	2	55	0	4	40	0	6	293
Year-to-date 2008	401	4	61	0	5	0	0	0	471
% Change	-53.6	-50.0	-9.8	n/a	-20.0	n/a	n/a	n/a	-37.8
COMPLETED & NOT ABSORBED									
Q2 2009	108	0	14	0	2	26	0	6	156
Q2 2008	171	2	11	0	0	23	0	0	207
% Change	-36.8	-100.0	27.3	n/a	n/a	13.0	n/a	n/a	-24.6
ABSORBED									
Q2 2009	91	2	32	0	7	9	0	0	141
Q2 2008	192	0	26	0	2	49	0	0	269
% Change	-52.6	n/a	23.1	n/a	**	-81.6	n/a	n/a	-47.6
Year-to-date 2009	213	2	47	0	28	34	0	0	324
Year-to-date 2008	373	9	69	0	5	67	0	0	523
% Change	-42.9	-77.8	-31.9	n/a	**	-49.3	n/a	n/a	-38.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barrie City									
Q2 2009	42	0	0	0	0	0	0	0	42
Q2 2008	143	6	0	0	0	155	0	0	304
Innisfil Town									
Q2 2009	15	0	0	0	0	0	0	0	15
Q2 2008	115	0	26	0	0	0	0	0	141
Springwater Township									
Q2 2009	9	0	0	0	0	0	0	0	9
Q2 2008	33	0	0	0	0	0	0	0	33
Barrie CMA									
Q2 2009	66	0	0	0	0	0	0	0	66
Q2 2008	291	6	26	0	0	155	0	0	478
UNDER CONSTRUCTION									
Barrie City									
Q2 2009	71	2	47	0	0	302	0	4	426
Q2 2008	149	6	15	0	0	155	0	0	325
Innisfil Town									
Q2 2009	138	0	53	0	0	0	0	0	191
Q2 2008	232	0	77	0	0	0	0	0	309
Springwater Township									
Q2 2009	15	0	0	0	0	24	0	0	39
Q2 2008	26	0	0	0	0	0	0	0	26
Barrie CMA									
Q2 2009	224	2	100	0	0	326	0	4	656
Q2 2008	407	6	92	0	0	155	0	0	660
COMPLETIONS									
Barrie City									
Q2 2009	45	0	0	0	4	0	0	6	55
Q2 2008	155	0	27	0	0	0	0	0	182
Innisfil Town									
Q2 2009	38	0	29	0	0	0	0	0	67
Q2 2008	58	0	8	0	0	0	0	0	66
Springwater Township									
Q2 2009	7	0	0	0	0	0	0	0	7
Q2 2008	23	0	0	0	0	0	0	0	23
Barrie CMA									
Q2 2009	90	0	29	0	4	0	0	6	129
Q2 2008	236	0	35	0	0	0	0	0	271

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barrie City									
Q2 2009	69	0	14	0	2	26	0	6	117
Q2 2008	129	2	11	0	0	23	0	0	165
Innisfil Town									
Q2 2009	0	0	0	0	0	0	0	0	0
Q2 2008	1	0	0	0	0	0	0	0	1
Springwater Township									
Q2 2009	39	0	0	0	0	0	0	0	39
Q2 2008	41	0	0	0	0	0	0	0	41
Barrie CMA									
Q2 2009	108	0	14	0	2	26	0	6	156
Q2 2008	171	2	11	0	0	23	0	0	207
ABSORBED									
Barrie City									
Q2 2009	42	2	3	0	7	9	0	0	63
Q2 2008	116	0	18	0	2	49	0	0	185
Innisfil Town									
Q2 2009	38	0	29	0	0	0	0	0	67
Q2 2008	58	0	8	0	0	0	0	0	66
Springwater Township									
Q2 2009	11	0	0	0	0	0	0	0	11
Q2 2008	18	0	0	0	0	0	0	0	18
Barrie CMA									
Q2 2009	91	2	32	0	7	9	0	0	141
Q2 2008	192	0	26	0	2	49	0	0	269

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Barrie CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	858	12	140	0	30	366	0	10	1,416
% Change	15.0	-14.3	-21.3	n/a	**	**	n/a	n/a	44.5
2007	746	14	178	0	5	37	0	0	980
% Change	-23.3	-46.2	107.0	n/a	-78.3	n/a	n/a	-100.0	-16.2
2006	972	26	86	0	23	0	0	62	1,169
% Change	-20.3	-45.8	-57.4	n/a	91.7	n/a	-100.0	n/a	-21.2
2005	1,219	48	202	0	12	0	3	0	1,484
% Change	-35.2	-57.1	-32.4	n/a	9.1	-100.0	n/a	n/a	-39.1
2004	1,882	112	299	0	11	131	0	0	2,435
% Change	4.7	80.6	61.6	n/a	-45.0	162.0	n/a	-100.0	2.8
2003	1,797	62	185	0	20	50	0	254	2,368
% Change	-19.7	-48.3	-38.3	n/a	n/a	n/a	n/a	**	-13.5
2002	2,239	120	300	0	0	0	0	80	2,739
% Change	25.9	-7.7	-11.5	n/a	n/a	n/a	-100.0	-57.0	12.0
2001	1,779	130	339	0	0	0	11	186	2,445
% Change	6.1	75.7	52.0	n/a	n/a	n/a	n/a	169.6	19.7
2000	1,677	74	223	0	0	0	0	69	2,043
% Change	-19.5	23.3	-47.3	n/a	n/a	-100.0	-100.0	n/a	-24.9
1999	2,082	60	423	0	0	133	24	0	2,722

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Barrie City	42	143	0	6	0	0	0	155	42	304	-86.2
Innisfil Town	15	115	0	0	0	26	0	0	15	141	-89.4
Springwater Township	9	33	0	0	0	0	0	0	9	33	-72.7
Barrie CMA	66	291	0	6	0	26	0	155	66	478	-86.2

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Barrie City	48	239	0	6	0	7	0	155	48	407	-88.2
Innisfil Town	40	210	0	0	0	31	0	0	40	241	-83.4
Springwater Township	16	50	0	0	0	0	0	0	16	50	-68.0
Barrie CMA	104	499	0	6	0	38	0	155	104	698	-85.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Barrie City	0	0	0	0	0	155	0	0
Innisfil Town	0	26	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	0	26	0	0	0	155	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Barrie City	0	7	0	0	0	155	0	0
Innisfil Town	0	31	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	0	38	0	0	0	155	0	0

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Barrie City	42	149	0	155	0	0	42	304
Innisfil Town	15	141	0	0	0	0	15	141
Springwater Township	9	33	0	0	0	0	9	33
Barrie CMA	66	323	0	155	0	0	66	478

Table 2.5: Starts by Submarket and by Intended Market
January - June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Barrie City	48	252	0	155	0	0	48	407
Innisfil Town	40	241	0	0	0	0	40	241
Springwater Township	16	50	0	0	0	0	16	50
Barrie CMA	104	543	0	155	0	0	104	698

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Barrie City	45	155	0	0	4	27	6	0	55	182	-69.8
Innisfil Town	38	58	0	0	29	8	0	0	67	66	1.5
Springwater Township	7	23	0	0	0	0	0	0	7	23	-69.6
Barrie CMA	90	236	0	0	33	35	6	0	129	271	-52.4

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Barrie City	75	268	2	4	19	58	46	0	142	330	-57.0
Innisfil Town	89	94	0	0	40	8	0	0	129	102	26.5
Springwater Township	22	39	0	0	0	0	0	0	22	39	-43.6
Barrie CMA	186	401	2	4	59	66	46	0	295	471	-37.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Barrie City	4	27	0	0	0	0	6	0
Innisfil Town	29	8	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	33	35	0	0	0	0	6	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Barrie City	19	58	0	0	40	0	6	0
Innisfil Town	40	8	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	59	66	0	0	40	0	6	0

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Barrie City	45	182	4	0	6	0	55	182
Innisfil Town	67	66	0	0	0	0	67	66
Springwater Township	7	23	0	0	0	0	7	23
Barrie CMA	119	271	4	0	6	0	129	271

Table 3.5: Completions by Submarket and by Intended Market
January - June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Barrie City	92	325	44	5	6	0	142	330
Innisfil Town	129	102	0	0	0	0	129	102
Springwater Township	22	39	0	0	0	0	22	39
Barrie CMA	243	466	44	5	6	0	293	471

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q2 2009	1	2.4	1	2.4	15	35.7	9	21.4	16	38.1	42	325,950	373,784
Q2 2008	1	0.9	27	23.3	44	37.9	33	28.4	11	9.5	116	289,400	306,382
Year-to-date 2009	3	2.9	8	7.8	33	32.4	29	28.4	29	28.4	102	320,000	356,998
Year-to-date 2008	5	2.1	56	23.0	99	40.7	66	27.2	17	7.0	243	283,990	298,334
Innisfil Town													
Q2 2009	0	0.0	2	5.3	9	23.7	13	34.2	14	36.8	38	340,400	535,709
Q2 2008	4	6.9	5	8.6	12	20.7	22	37.9	15	25.9	58	325,900	434,868
Year-to-date 2009	1	1.1	4	4.5	29	32.6	30	33.7	25	28.1	89	309,000	429,935
Year-to-date 2008	11	11.7	9	9.6	20	21.3	31	33.0	23	24.5	94	310,900	428,658
Springwater Township													
Q2 2009	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	600,000	587,417
Q2 2008	0	0.0	0	0.0	3	16.7	4	22.2	11	61.1	18	447,500	503,333
Year-to-date 2009	0	0.0	0	0.0	0	0.0	6	27.3	16	72.7	22	491,667	534,898
Year-to-date 2008	0	0.0	0	0.0	8	22.2	8	22.2	20	55.6	36	414,000	466,917
Barrie CMA													
Q2 2009	1	1.1	3	3.3	24	26.4	25	27.5	38	41.8	91	339,900	467,225
Q2 2008	5	2.6	32	16.7	59	30.7	59	30.7	37	19.3	192	299,950	363,660
Year-to-date 2009	4	1.9	12	5.6	62	29.1	65	30.5	70	32.9	213	323,990	405,849
Year-to-date 2008	16	4.3	65	17.4	127	34.0	105	28.2	60	16.1	373	293,900	347,448

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2009						
Submarket	Q2 2009	Q2 2008	% Change	YTD 2009	YTD 2008	% Change
Barrie City	373,784	306,382	22.0	356,998	298,334	19.7
Innisfil Town	535,709	434,868	23.2	429,935	428,658	0.3
Springwater Township	587,417	503,333	16.7	534,898	466,917	14.6
Barrie CMA	467,225	363,660	28.5	405,845	347,448	16.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Barrie
Second Quarter 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	232	-14.4	391	623	635	61.6	253,402	1.9	258,981
	February	327	1.2	392	687	717	54.7	258,555	0.5	260,391
	March	336	-23.1	361	694	621	58.1	256,341	0.2	263,417
	April	450	-18.2	334	984	679	49.2	262,249	3.0	258,139
	May	523	-14.7	373	883	671	55.6	278,952	8.9	273,513
	June	481	-12.9	367	820	737	49.8	266,384	0.3	269,518
	July	431	-17.4	358	775	691	51.8	262,566	1.3	263,779
	August	351	-21.3	347	678	705	49.2	267,131	3.3	264,497
	September	353	-9.0	337	727	701	48.1	260,686	-1.8	260,472
	October	280	-22.2	314	612	666	47.1	261,366	-5.0	261,133
	November	161	-58.1	228	455	685	33.3	257,151	2.4	261,686
	December	133	-22.2	256	274	704	36.4	273,789	5.3	274,288
2009	January	129	-44.4	227	638	667	34.0	259,672	2.5	269,700
	February	205	-37.3	260	555	617	42.1	242,257	-6.3	253,248
	March	313	-6.8	294	763	622	47.3	256,807	0.2	261,886
	April	412	-8.4	328	741	564	58.2	250,134	-4.6	256,065
	May	505	-3.4	368	814	631	58.3	273,296	-2.0	261,557
	June	572	18.9	384	733	617	62.2	270,469	1.5	268,005
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2008	1,454	-15.2		2,687			269,625	4.3	
	Q2 2009	1,489	2.4		2,288			265,802	-1.4	
	YTD 2008	2,349	-14.5		4,691			264,581	2.9	
	YTD 2009	2,136	-9.1		4,244			261,854	-1.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Second Quarter 2009

		Interest Rates			NHPI, Total, (Ontario) 1997=100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.5	110.9	97.9	5.6	72.7	833
	February	718	7.25	7.29	145.2	111.4	98.4	5.4	72.5	823
	March	712	7.15	7.19	145.6	111.7	97.3	4.9	71.3	815
	April	700	6.95	6.99	145.8	112.5	96.8	5.1	71.0	809
	May	679	6.15	6.65	145.9	113.6	96.1	5.6	70.8	792
	June	710	6.95	7.15	146.4	114.2	97.1	5.8	71.4	772
	July	710	6.95	7.15	146.5	115.1	98.1	5.0	71.6	762
	August	691	6.65	6.85	146.6	114.8	96.6	4.7	70.2	775
	September	691	6.65	6.85	146.6	115.1	94.5	4.8	68.6	790
	October	713	6.35	7.20	146.6	113.7	93.0	5.5	68.0	789
	November	713	6.35	7.20	146.5	113.5	92.4	6.1	67.9	782
	December	685	5.60	6.75	146.5	112.8	93.1	7.1	68.3	782
2009	January	627	5.00	5.79	146.6	112.4	91.0	7.5	67.8	802
	February	627	5.00	5.79	146.6	113.1	88.5	9.4	66.8	818
	March	613	4.50	5.55	146.2	113.7	87.9	11.0	67.6	840
	April	596	3.90	5.25	145.5	113.2	87.5	11.9	67.9	849
	May	596	3.90	5.25	145.1	114.0	87.4	12.1	67.8	865
	June	631	3.75	5.85		114.2	86.6	11.7	66.3	880
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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